181.0	0005	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,600 / 780,600
					USE VALUE:	780,600 / 780,600
					ASSESSED:	780,600 / 780,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAGGIANO STEVEN P
Owner 2:	BATTINELLI JOANN V
Owner 3:	
Street 1:	21 HOMER ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .169 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1959, having primarily Wood Shingle Exterior and 2678 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7349.000	332,300		448,300	780,600
Total Card	0.169	332,300		448,300	780,600
Total Parcel	0.169	332,300		448,300	780,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 291.48 /Parcel: 291.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122708

GIS Ref

GIS Ref

Insp Date 07/18/18

!14200!

PREVIOUS ASSESSMENT

Parcel ID 181.0-0005-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	332,300	0	7,349.	448,300	780,600		Year end	12/23/2021
2021	101	FV	320,200	0	7,349.	448,300	768,500		Year End Roll	12/10/2020
2020	101	FV	320,200	0	7,349.	448,300	768,500	768,500	Year End Roll	12/18/2019
2019	101	FV	289,900	0	7,349.	448,300	738,200	738,200	Year End Roll	1/3/2019
2018	101	FV	289,900	0	7,349.	377,900	667,800	667,800	Year End Roll	12/20/2017
2017	101	FV	289,900	0	7,349.	345,900	635,800	635,800	Year End Roll	1/3/2017
2016	101	FV	289,900	0	7,349.	294,600	584,500	584,500	Year End	1/4/2016
2015	101	FV	242,200	0	7,349.	256,200	498,400	498,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:32:15

LAST REV

Date	Time
08/20/18	10:34:10
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14200

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAVERSO ANNETT	30345-194		6/25/1999		265,000	No	No		
DIPRONIO JEANNE	26011-151		1/31/1996		1	No	No		A

USER DEFINED

Prior Id # 1:	122708
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/14/2011	34	Redo Bat	12,800					
4/22/2002	328	Addition	69,000	O		G4	GR FY04	1 ST ADDITION-REMO

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Meas/Inspect	BS	Barbara S
4/13/2009	Meas/Inspect	163	PATRIOT
11/7/2008	Measured	345	PATRIOT
3/5/2000	Inspected	197	PATRIOT
1/4/2000	Mailer Sent		
12/29/1999	Measured	163	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7349		Sq. Ft.	Site		0	70.	0.87	7									448,331						448,300	

Total AC/HA: 0.16871 | Total SF/SM: 7349 | Parcel LUC: 101 One Family | Prime NB Desc ARLINGTON | Total: 448,331 | Spl Credit | Total: 448,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	18	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN W/ RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.23398209
Const Adj.:	0.99514490
Adj $ / SQ:	122.799
Other Features:	109439
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408247
Depreciation:	75934
Depreciated Total:	332313

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

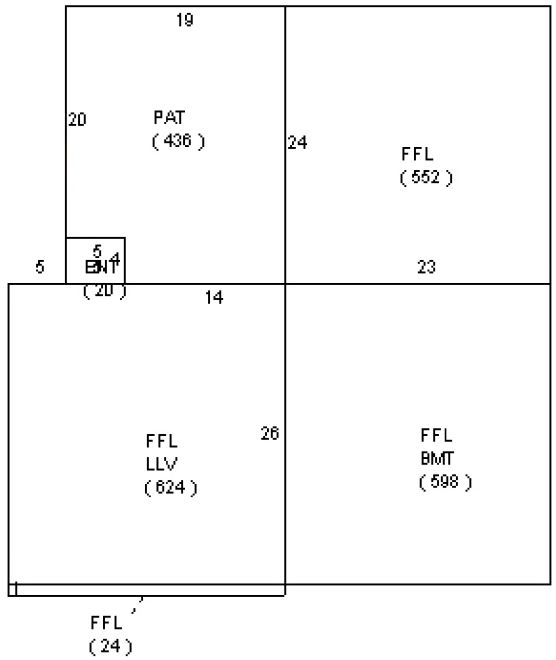
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	122.80
Special Features:	0	Val/Su Net:	95.60
Final Total:	332300	Val/Su SzAd	184.82

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,798	122.800	220,793
LLV	Lower Level	624	75.980	47,413
BMT	Basement	598	48.040	28,727
PAT	Patio	436	3.090	1,349
ENT	ENTRY	20	26.270	525

Net Sketched Area:	3,476	Total:	298,807
Size Ad	1798	Gross Area	3476	FinArea	2678
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	F	
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

181.0-0005-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	